



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**ECONOMIC DEVELOPMENT COMMISSION
TOWN HALL ANNEX, 57 MAIN ST, ELLINGTON, CT
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 10, 2014, 7:00 PM**

PRESENT: Sean Kelly, Chairman; Chris Todd, Vice Chairman; Regular Members: Stanislav Moline (arrived at 7:15pm) and Alternate Stefanie Cunningham

ABSENT: David Hurley, Gilbert Gamboa and Alternate Donna Resutek

STAFF

PRESENT: Lisa Houlihan, Town Planner and Kristin Michaud, Recording Clerk

I. CALL TO ORDER:

Chairman Kelly called the meeting to order at 7:10 p.m.

II. PUBLIC COMMENTS: NONE

III. ACTIVE BUSINESS:

MOVED (TODD), SECONDED (CUNNINGHAM) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA A DISCUSSION REGARDING THE EARTHLIGHT TAX ABATEMENT.

Lisa Houlihan, Town Planner, stated that Earthlight was approved for no less than \$250,000 tax abatement and they are not there yet in dollar amount. Ms. Houlihan stated Earthlight is very close to achieving that dollar amount.

Chairman Kelly asked what the next step for them was. Ms. Houlihan stated Earthlight still has to add painting and electrical to the costs and suggested they add those costs and resubmit next month to see if it gets them over the \$250,000 threshold.

Commissioner Todd suggested a friendly reminder that the amount required is \$250,000 and see if they would recalculate and resubmit with all costs included.

NO MOTIONS OR DECISIONS

1. Discussion Regarding Future Business Event

Chairman Kelly stated that he is still interested in doing another business event in town but recommended that the commission should concentrate on the Tolland County Chamber business expo in November and asked for this item to stay on the agenda.

NO MOTIONS OR DECISIONS

2. Report: Tolland County Chamber of Commerce

Ms. Houlihan updated the commission on what happened at the last Tolland County Chamber of Commerce (TCCC) meeting she attended.

Ms. Houlihan explained the TCCC will be holding a business expo, November 8, 9am-4pm, at the Star Hill Family Athletic Center in Tolland. Ms. Houlihan noted the TCCC has one booth and as members the commission can have representation at that booth. Ms. Houlihan will be in attendance as the commission's representation and extended the offer to all the members to attend as well. So far Ellington is the only municipality in attendance and noted there is usually more business representation than municipal; however, it is important to be present. Ms. Houlihan suggested featuring Shop Ellington by distributing business user flyers and having the stickers present. She also suggested creating a Tax Abatement Program summary by soliciting past abatement participants for testimonials as to how it has helped them as a business.

The commission discussed how Ellington could advertise at the booth. It was agreed to print a town seal to have as representation for Ellington.

Ms. Houlihan told the commission that the Board of Selectmen (BOS) adopted the C-PACE agreement as Little House in the Country Daycare and TSI Harley Davidson had applied to the program and qualified. She noted that the Conservation Commission wants to be a part of the Clean Energies Communities and that can happen with a pledge from the town to reduce its energy consumption by 20% and go renewable by 20% before 2023. Also homeowners are offered services to become more energy efficient.

Ms. Houlihan noted that the TCCC have updated their mission statement and handed that out for review by the commission. The 56th Annual Meeting will be held October 22, 2014, at Ellington Ridge Country Club from 8-9:30am.

Ms. Houlihan suggested the Tolland County Candidate Forum, September 19, 8-9:30am, which will focus on business. Ms. Houlihan will attend and extended the invitation to the commission.

NO MOTIONS OR DECISIONS

3. Report: Agricultural Initiatives

The State Properties Review Board visited Bahler Farms on 7/16/14, and the BOS set the matter for Town Meeting on 9/15/14 which is the last step of official town approvals.

Ms. Houlihan stated that over 400 acres have been preserved since 2007.

NO MOTIONS OR DECISIONS

4. Report: Business Directory

Chairman Kelly gave kudos to Commissioner Moline for visiting all the businesses on his list.

Chairman Kelly also mentioned potentially recognizing the 22 businesses that have registered for Shop Ellington and publish those businesses in the Winter Connection.

The Commission discussed ways to advertise for Shop Local.

Discussion ensued.

NO MOTIONS OR DECISIONS

5. Report: Business Surveys and Site Visits

Nothing to report.

NO MOTIONS OR DECISIONS

6. Report: Tax Incentive Programs

This item was discussed under item #2 above.

NO MOTIONS OR DECISIONS

7. Report: Current Economic Activity

Ms. Houlihan noted that Cold Creek Brewery received a special permit from the Planning & Zoning Commission and has applied to the state, and she believes there is a 90 day turnaround for this. The owner is hopeful to be up and running before the holidays. Also, Joe's Fine Wine's is working hard to open so they may retain the liquor license.

NO MOTIONS OR DECISIONS

IV. ADMINISTRATIVE BUSINESS:

1. Approval of the August 13, 2014 meeting minutes.

MOVED (TODD), SECONDED (MOLINE) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 13, 2014 MEETING MINUTES AS WRITTEN.

2. Correspondence:

- a. CCM Annual 2014 Convention, October 21, 2014.
- b. Ellington Route 83 Study – Draft Report 08/18/14.

Ms. Houlihan stated that although Commissioner Hurley was unable to attend he shared a few of his ideas and hoped the study will bring more retail to Route 83. He also suggested asking the Planning & Zoning Commission (PZC) to extend an invitation to the EDC to attend the working meetings of the PZC. Ms. Houlihan asked if Chairman Kelly would like to be formally invited by the PZC. Chairman Kelly stated he would. Ms. Houlihan stated the PZC is expected to conduct two working meetings to review the

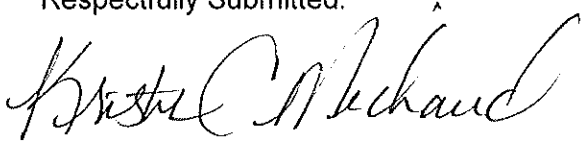
Report (9/22 & 10/27) and tentatively adopt it on 11/24/14. The commission was encouraged to review the report, provide comment and attend the PZC meetings.

SO NOTED

V. ADJOURNMENT:

**MOVED (MOLINE), SECONDED (TODD) AND PASSED UNANIMOUSLY TO
ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:02 P.M.**

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Kristin Michaud". The signature is fluid and cursive, with a large, stylized "M" and "C".

Kristin Michaud
Recording Clerk